

2019-007198

Klamath County, Oregon

**STATUTORY WARRANTY DEED**

Michael Mastagni  
P.O. Box 88  
Beatty, OR 97621  
Grantor



00242775201900071980030039

06/26/2019 01:21:12 PM

Fee: \$92.00

Five Mile Ranch, LLC  
3827 Marshall Avenue  
Carmichael, CA 95608

Grantee

After recording return to:  
Grantee

Until a change is  
requested, all tax statements  
shall be sent to the following address: SAME

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL MASTAGNI, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to FIVE MILE RANCH, LLC, an Oregon Limited Liability Company hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A" Attached hereto and incorporated herein by this reference.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.


The true consideration for this conveyance is \$200,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,

Scott MacArthur  
Returned at Counter

195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

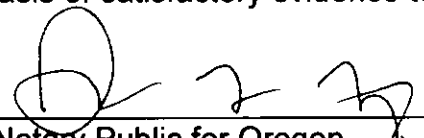
Dated this 24<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Michael Mastagni

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath       )

Subscribed and sworn to (or affirmed) before me on June 24, 2019 by Michael Mastagni, proved to me on the basis of satisfactory evidence to be the person who appeared before me..



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: # 10/12/19

LEGAL DESCRIPTION

"EXHIBIT A"

---

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 SE1/4 of Section 34, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Government Lots 2, 3, and 4; SW1/4 NE1/4; S1/2 NW1/4; SW1/4 and the W1/2 SE1/4 of Section 2, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1 of Section 3, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

---